

# \$449,900 - 4206, 4208 44 Street, Ponoka

MLS® #A2237092

**\$449,900**

8 Bedroom, 4.00 Bathroom, 2,256 sqft  
Residential on 0.14 Acres

Riverside, Ponoka, Alberta

Whether you're looking to expand your investment portfolio or live in one unit while renting out the other to help offset your mortgage, this full duplex offers excellent flexibility and value. Facing a peaceful green space with no neighbors directly across the street, this property is sure to impress.

Unit 4206 features three bedrooms, including a spacious primary suite with an ensuite and a walk-through closet complete with built-in shelving for added organization and storage. The layout includes a bright living area, a functional kitchen with included appliances, and a full bathroom. There is a wood burning fireplace in the living room. The basement offers great potential for continued development.

Unit 4208 offers 3 bedrooms and a partially finished basement that is ideal for growing families or tenants who need extra space. Both units feature bright, open living areas, generous kitchens with appliances, and a number of thoughtful updates throughout. Recent improvements include fresh paint, new bathroom flooring, updated light fixtures, and modern mirrors. Unit 4208 also benefits from newly installed windows. Each unit has its own grassy backyard space, and access to a rear alley. Off-street parking is available at the front of the property for added convenience. This well-maintained side by side duplex is a smart choice for both investors and homeowners. This is definitely a turn key property!



Built in 1977

## Essential Information

MLS® #	A2237092
Price	\$449,900
Bedrooms	8
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,256
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	4206, 4208 44 Street
Subdivision	Riverside
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1B8

## Amenities

Parking	Off Street
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## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	70
Zoning	R2

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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